

# AUSTIN CITY COUNCIL

## AGENDA



Thursday, March 01, 2007

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### Zoning Ordinances / Restrictive Covenants (HEARINGS CLOSED) RECOMMENDATION FOR COUNCIL ACTION

ITEM No 49

**Subject** C14-05-0112 – Riverside Neighborhood Plan Combining District (Tracts 45 and 45B)- Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning two tracts locally known as 1801-1919 E Riverside Drive (Tract 45) and 1905 E Riverside Drive (Tract 45B) (Town Lake Watershed) The proposed zoning change will create the Riverside Neighborhood Plan Combining District (NPCD) and implement the land use recommendations of the East Riverside/Oltorf Combined Neighborhood Plan Under the proposed Riverside NPCD, "Small Lot Amnesty", "Garage Placement", "Impervious Cover and Parking Placement Restrictions" and "Prohibited Parking in the Front Yard" may apply The City Council may approve a zoning change to any of the following Rural Residential (RR), Single-Family Residence – Large Lot (SF-1), Single-Family Residence—Standard Lot (SF-2), Family Residence (SF-3), Single-Family – Small Lot & Condominium Site (SF-4A/B), Urban Family Residence (SF-5), Townhouse & Condominium Residence (SF-6), Multi-Family Residence - Limited Density (MF-1), Multi-family Residence - Low Density (MF-2), Multi-family Residence - Medium Density (MF-3), Multi-family Residence – Moderate-High Density (MF-4), Multi-family Residence - High Density (MF-5), Multi-family Residence - Highest Density (MF-6), Mobile Home Residence (MH), Neighborhood Office (NO), Limited Office (LO), General Office (GO), Commercial Recreation (CR), Neighborhood Commercial (LR), Community Commercial (GR), Warehouse / Limited Office (W/LO), Commercial Services (CS), Commercial-Liquor Sales (CS-1), Commercial Highway (CH), Industrial Park (IP), Major Industrial (MI), Limited Industrial Services (LI), Research and Development (R&D), Development Reserve (DR), Agricultural (AG), Planned Unit Development (PUD), Historic (H), and Public (P) A Conditional Overlay (CO), Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU), Neighborhood Conservation Combining District (NCCD), or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts First and second readings approved on November 16, 2006 Vote 6-0-1 (Kim-abstained) Applicant and Agent City of Austin, Neighborhood Planning and Zoning Department City Staff Robert Heil 974-2330 and Melissa Laursen 974-7226

#### Additional Backup Material

(click to open)

- ☐ Staff Report
- ☐ Ordinance

For More Information

### THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER C14-05-0112 – Riverside Neighborhood Plan Combining District (Tracts 45 and 45B)

REQUEST Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning two tracts locally known as 1801-1919 E Riverside Drive (Tract 45) and 1905 E Riverside Drive (Tract 45B) (Town Lake Watershed) The proposed zoning change will create the Riverside Neighborhood Plan Combining District (NPCD) and implement the land use recommendations of the East Riverside/Oltorf Combined Neighborhood Plan

Tract 45 1801-1919 E Riverside Drive  
FROM Neighborhood Commercial (LR), Community Commercial (GR), Community Commercial – Conditional Overlay (GR-CO), Commercial Services (CS) and Commercial-Liquor Sales (CS-1)  
TO Community Commercial – Neighborhood Plan (GR-NP)

Tract 45B 1905 E Riverside Drive  
FROM Neighborhood Commercial (LR)  
TO Commercial Services – Neighborhood Plan (CS-NP)

APPLICANT AND AGENT City of Austin, Neighborhood Planning and Zoning Department

DATE OF FIRST AND SECOND READING First and second readings approved on November 16, 2006 Vote 6-0-1 (Kim-abstained)

#### ZONING AND PLATTING COMMISSION ACTION

#### ISSUES

Under the proposed Riverside NPCD, “Small Lot Amnesty”, “Garage Placement”, “Impervious Cover and Parking Placement Restrictions” and “Prohibited Parking in the Front Yard” may apply

#### CITY COUNCIL ACTION

#### ORDINANCE NUMBER

ASSIGNED STAFF City Staff Robert Heil 974-2330 and Melissa Laursen 974-7226

**ORDINANCE NO. 2007**

**AN ORDINANCE AMENDING ORDINANCE NO. 20061116-057 AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO TRACT 45 AND TRACT 45B COMPRISED OF APPROXIMATELY 5.20 ACRES LOCATED IN THE RIVERSIDE NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON THE TRACTS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Ordinance No 20061116-057 is amended to include the property identified in this Part in the Riverside neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to the base zoning districts and to change the base zoning district on two tracts of land described in File C14-05-0112 (Part), as follows

Tract 45	1801-1919 East Riverside Drive, and
Tract 45B	1905 East Riverside Drive,

the "Property" as shown on Exhibit "A" (*the Tract Map*),

generally known as the Riverside neighborhood plan combining district, locally known as the area bounded by Town Lake on the north, Pleasant Valley Road on the east, Oltorf Street on the south, and IH-35 on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*)

**PART 2.** The base zoning districts for the two tracts of land are changed from neighborhood commercial (LR) district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, general commercial services (CS) district, and commercial-liquor sales (CS-1) district to community commercial-neighborhood plan (GR-NP) combining district, and general commercial services-neighborhood plan (CS-NP) combining district, as more particularly described and identified in the chart below

TRACT NUMBER	ADDRESS	FROM	TO
45	1801-1919 E Riverside Drive (Lot B River Hills Addition) except for the portion described in Tract 45A & 45B	LR, GR, GR-CO, CS, CS-1	GR-NP
45B	1905 E Riverside Drive (1,977 square foot tract of land out of the Santiago Del Valle Grant, a portion of Tract B, River Hills Addition as further described in Exhibit ("C"))	LR	CS-NP

**PART 3.** Except as specifically provided in Parts 4 through 7 of this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code

**PART 4.** The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district

A The minimum lot area is 2,500 square feet

B The minimum lot width is 25 feet

C. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent

**PART 5.** The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP

A Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code

B. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code

C. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code

**PART 6.** The following tracts may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code

45 and 45B

**PART 7.** The following tracts may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1522 through 25-2-1557 of the Code:

45 and 45B

**PART 8.** This ordinance takes effect on \_\_\_\_\_, 2007

**PASSED AND APPROVED**

\_\_\_\_\_, 2007

Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith Shirley A. Gentry  
City Attorney City Clerk

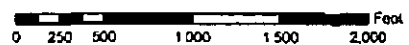


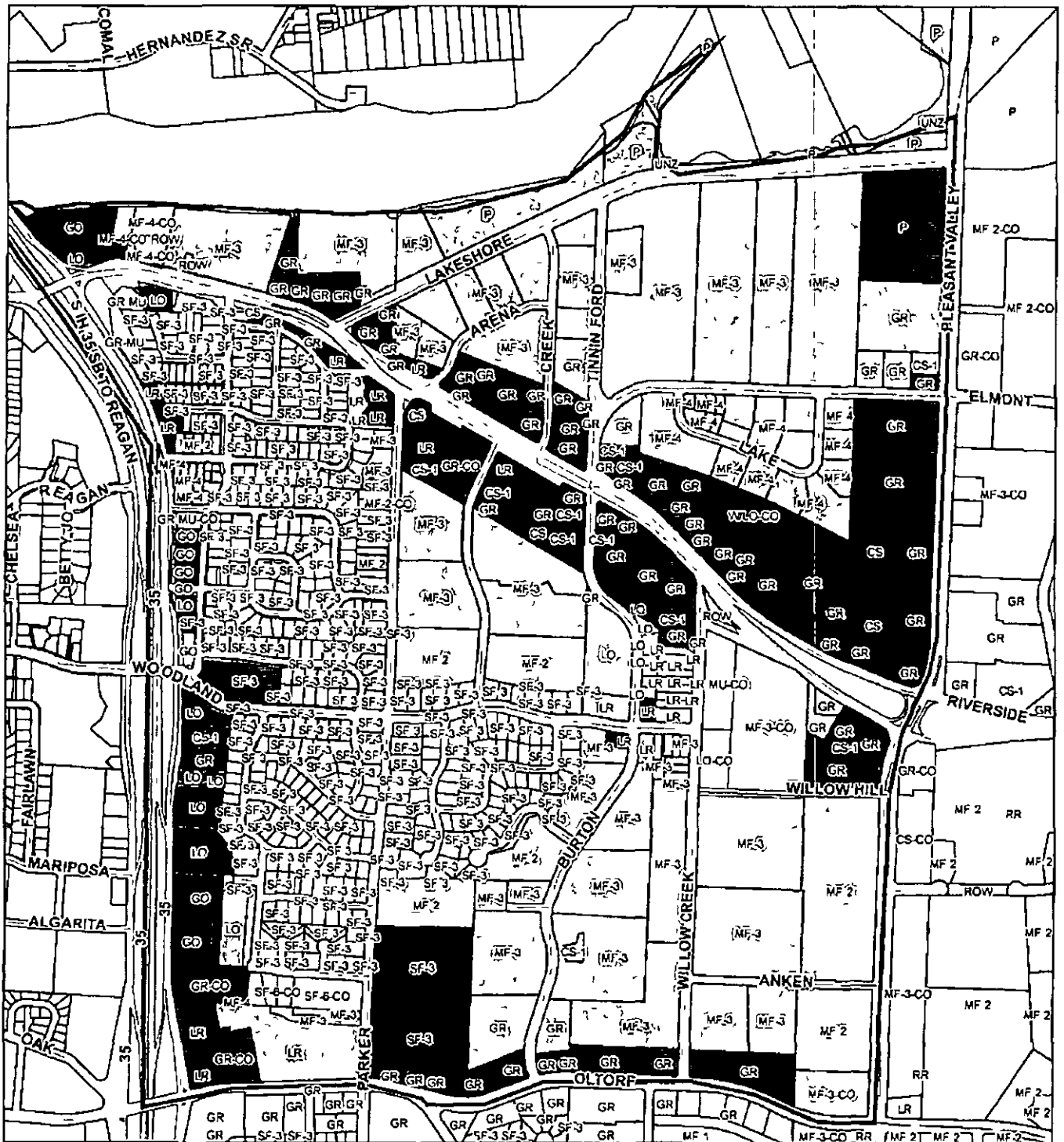
**Riverside Neighborhood Plan Combining District  
Tract Map for Rezoning--March 1, 2007  
Zoning Case #C-14-05-0112 (PART)  
Exhibit \_\_\_\_\_**



City of Austin  
Neighborhood Planning and Zoning Department  
Updated February 5, 2007

**Tracts for Rezoning**

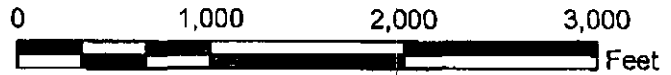
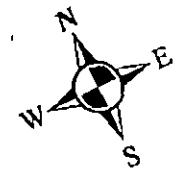


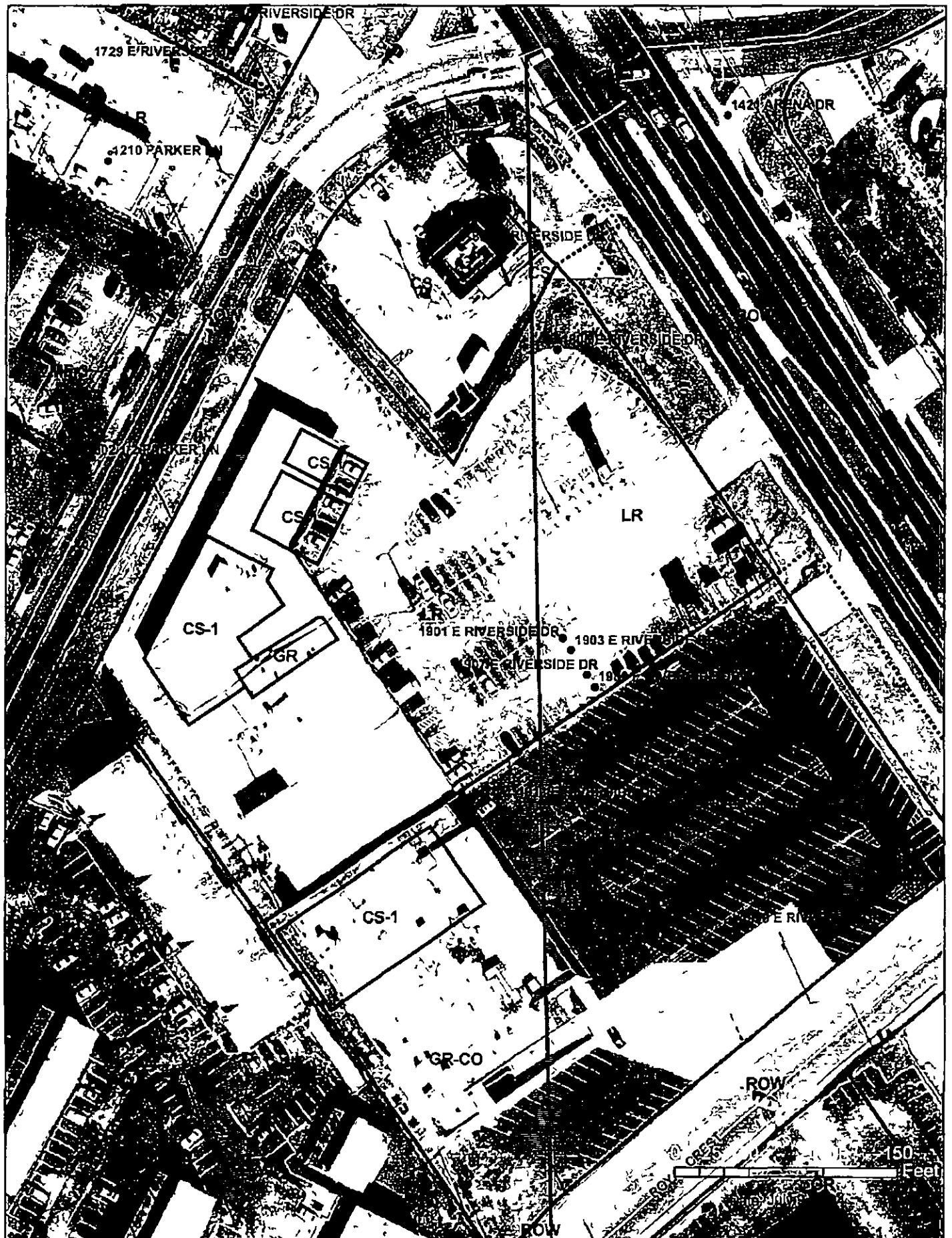


Riverside Neighborhood Plan Combining District  
 Current Land Use and Zoning  
 Zoning Case #C14-05-0112



City of Austin  
 Neighborhood Planning and Zoning Department  
 Updated October 2 2006







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5  
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7  
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9 **PASSED AND APPROVED**

10  
11 \_\_\_\_\_, 2007

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§  
§

12  
13 \_\_\_\_\_  
14 Will Wynn  
15 Mayor

16  
17  
18 **APPROVED:** \_\_\_\_\_

19 David Allan Smith  
20 City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk



**Riverside Neighborhood Plan Combining District  
Tract Map for Rezoning--March 1, 2007  
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City of Austin  
Neighborhood Planning and Zoning Department  
Updated February 5, 2007

**Tracts for Rezoning**

